113.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	597,500 / 597,500
					USE VALUE:	597,500 / 597,500
					ASSESSED:	597,500 / 597,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOGAN CONSTANCE M
Owner 2:	
Owner 3:	
Street 1:	18 HUNTINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,325 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4325.000	212,700		384,800	597,500
Total Card	0.099	212,700		384,800	597,500
Total Parcel	0.099	212,700		384,800	597,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.80 | /Parcel: 466.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,700	0	4,325.	384,800	597,500	597,500	Year End Roll	12/18/2019
2019	101	FV	186,900	0	4,325.	379,300	566,200	566,200	Year End Roll	1/3/2019
2018	101	FV	186,700	0	4,325.	291,400	478,100	478,100	Year End Roll	12/20/2017
2017	101	FV	186,700	0	4,325.	274,900	461,600	461,600	Year End Roll	1/3/2017
2016	101	FV	186,700	0	4,325.	252,900	439,600	439,600	Year End	1/4/2016
2015	101	FV	182,100	0	4,325.	236,400	418,500	418,500	Year End Roll	12/11/2014
2014	101	FV	182,100	0	4,325.	217,700	399,800	399,800	Year End Roll	12/16/2013
2013	101	FV	182,100	0	4,325.	217,700	399,800	399,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8793

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	671-16		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2006	603	Re-Roof	6,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Inspected	BS	Barbara S
9/7/2018	MEAS&NOTICE	CC	Chris C
11/20/2008	Meas/Inspect	163	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
2/7/2000	Meas/Inspect	263	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4325		Sq. Ft.	Site		0	70.	1.27	6									384,826						384,800	

Total AC/HA: 0.09929 | Total SF/SM: 4325 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 384,826 | Spl Credit | Total: 384,800

PRINT

Date	Time
12/10/20	23:20:15

LAST REV

Date	Time
07/25/19	09:46:47

apro

User Acct / GIS Ref / GIS Ref / Insp Date

72389

10/10/18

!8793!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	72389
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	58750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308274
Depreciation:	95565
Depreciated Total:	212709

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1				# Units:	1				
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

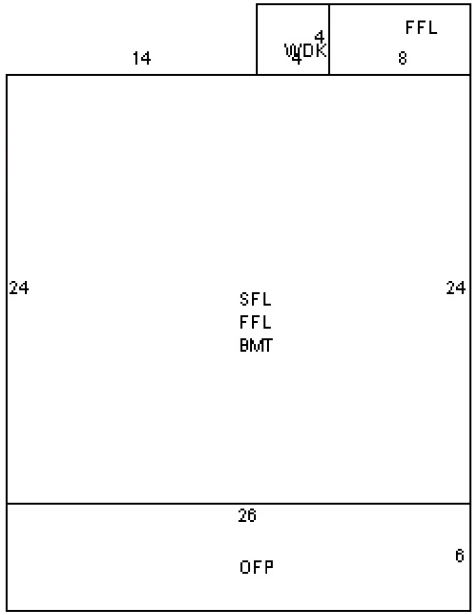
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	102.46
Final Total:	212700	Val/Su SzAd	166.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	167.050	109,582
BMT	Basement	624	50.110	31,271
SFL	Second Floor	624	167.050	104,237
OFP	Open Porch	156	26.800	4,181
WDK	Deck	16	15.840	253

Net Sketched Area:	2,076			Total:	249,524
Size Ad	1280	Gross Are	2076	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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